

LAND BOARD AGENDA ITEM

November 17th, 2008

**SET MINIMUM BID FOR LAND BANKING PARCELS # 442,
444, 445 & 446
FERGUS COUNTY**

Seller: State of Montana, Department of Natural Resources and Conservation

Nominator: Parcels 442, 444, 445 & 446 - Department of Natural Resources and Conservation, Northeast Land Office

Location: Parcel 442 - the town site of Danvers is located 18 miles northwest of Lewistown.

Parcels 444, 445 & 446 – All three parcels are approximately 10 to 12 miles northeast of Winifred.

Property Characteristics: Parcel 442 - Three lots in the town site of Danvers, approximately 21,000 sqft total area. At present these lots are licensed out as an extension of the licensee's yard.

Parcels 444, 445 & 446 – Small, isolated tracts of native rangeland used for grazing.

Access: Parcel 442 - County road access.

Parcels 444, 445 & 446 – Isolated parcels with no legal public access, surrounded by private ownerships.

Agency Recommendation:

Based on appraised values, the Director recommends the minimum bid amount as follows:

Sale #	# of Acres	Appraised Value Without Access	Appraised Value With Access	Recommended Minimum Bid	Trust
442	0.48	\$3,000	\$3,000	\$3,000	Common School
444	80	\$16,000	\$30,000	\$30,000	Common School
445	80	\$16,000	\$30,000	\$30,000	Common School
446	80	\$16,000	\$30,000	\$30,000	Common School
TOTAL				\$93,000	